

April 12, 2018

## Landlords cannot evict tenants without fair warning, Court of Appeals rules

When landlords believe that tenants have violated their lease and want to evict them before the end of a lease term, Maryland law has rules they must follow. These rules exist to protect tenants, providing a notice period before the landlord can file a breach of lease complaint. But landlords frequently disregard the law, and some courts go along with it. The Public Justice Center took on this practice in *Hunter v. Broadway Overlook*, and on March 26, the Court of Appeals of Maryland upheld tenants' rights, ruling that landlords seeking to evict tenants must comply with the notice period before filing a complaint. [Read about this victory for tenants here.](#)

## It's time to #FundtheTrust!

[Press conference to introduce legislation to fund affordable housing](#)

Monday, April 16 at 4 pm

Baltimore City Hall, 4th floor  
100 Holliday St  
Baltimore, MD 21202

[RSVP here](#)

Baltimore City residents voted overwhelmingly to create the Affordable Housing Trust Fund in 2016. Now we need to act to #FundtheTrust! With a steady funding source, the Trust will be able to provide resources so people can live in healthy, safe and affordable homes in sustainable and thriving communities. On April 16, the Public Justice Center will join other community leaders at a press conference to introduce the Fund the Trust Act. The legislation would create a dedicated funding stream for Baltimore's Affordable Housing Trust Fund. Join us at 4 pm to

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[www.publicjustice.org](http://www.publicjustice.org)



### Movies that Matter

Wednesday, May 9 ~ 6 pm

Memorial Episcopal Church  
1407 Bolton Street  
Baltimore, MD 21217

You won't want to miss this evening of films exploring powerful themes through the lens of some of Baltimore's finest youth filmmakers from Wide Angle Youth Media. [Read about the films here.](#)

The event is free and open to the public. We will pass the hat to raise money for programs that support youth.

show your support for affordable housing. [Click here to learn more about the Fund the Trust Act and Monday's press conference.](#)

### Attorney General can sue nursing homes for patient dumping, Court of Appeals rules

It was a hot summer day when the nursing home staffer loaded a woman with severe dementia into a car. But this was no community outing to the beach. When they arrived at the home of the woman's son, the staffer left the woman in the driveway and drove off. Later that day, the son returned to find his mother wandering outside.

Why would a nursing home do such a thing? In a word, profit. It's not uncommon for nursing facilities to discharge Medicaid recipients involuntarily for alleged non-payment, even though the residents are not in default. They do it to make room for Medicare recipients or private-pay applicants because those reimbursement rates are higher than what Medicaid provides. On February 20, the Court of Appeals of Maryland ruled that the state Attorney General can sue nursing homes for patient dumping, seeking broad injunctive relief on behalf of residents who are in danger of being involuntarily discharged in violation of the Patient's Bill of Rights. [Read about the PJC's amicus brief in this case.](#)

### Save the date! Concert featuring Julian Fleisher, Leon Fleisher, Mo Rocca and Lance Horne To benefit the Rikki Fleisher Fund for Professional Development



Wednesday, May 16, 2018 at 7:30 pm

The Park School  
2425 Old Court Road  
Baltimore, MD 21208

Don't miss this event! Four fabulous entertainers together under one roof. Proceeds benefit the Rikki Fleisher Fund for Professional Development helps PJC staff deepen expertise and to hone our strategy. There is no cost for admission, but we will ask for contributions so please come prepared to be generous.



### Grab a #righteousbrew

When the task before you looks long and daunting, do what we do and reach for a hot, steaming mug o' justice. By [making a monthly gift](#) to the Public Justice Center, you'll get this mug, and fuel the fight to challenge the causes of poverty and inequity. [Click here to make a gift today.](#)

### Write a review and spread the word about the PJC

You can find reviews for just about anything online, from restaurants to films to camping equipment. The same is true for nonprofits, and why not? When people go looking for groups that fit their passion and ideals, it helps to find reviews of organizations that are doing good work. You can spread the word about the Public Justice Center by [writing a review](#) on Great Nonprofits. Will you take a few minutes to share your impressions? Thank you!

[Click here for more about the concert.](#)

Reservations strongly encouraged. The last concert of its kind was a sell-out, every seat filled. Let Jennifer Pelton know you're coming: [peltonj@publicjustice.org](mailto:peltonj@publicjustice.org) or (410) 400-6953.

**Your gifts help build a just society. Contribute here.**



PJC's e-newsletter is an occasional public notice to join, share, celebrate, or commiserate with the Public Justice Center's efforts to "pursue systemic change to build a just society." Please forward this information to others. To subscribe or unsubscribe to future e-newsletters, please send an email to [info@publicjustice.org](mailto:info@publicjustice.org) stating your preferences.